



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, November 13, 2015

HEARING OFFICER: RYAN FOSTER

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. A request by **T-MOBILE & TEMPLETON COMMUNITY SERVICES DISTRICT (TCSD)** for a Minor Use Permit (DRC2015-00028) to allow the construction and operation of an unmanned wireless communications facility, consisting of 8 relocated (from top of adjacent water tank) panel antennas mounted at a height of 52'-6" on a new 62' tall artificial eucalyptus tree adjacent to T-Mobile's existing equipment compound. The purpose of the project is to relocate T-Mobile's antennas from the top of the water tank to a new artificial eucalyptus tree due to structure capacity concerns with the water tank. The project does not propose new ground equipment. The proposed project will result in approximately 100 square feet of site disturbance on a 1.86-acre parcel in the Residential Single Family land use category. The project site is located at the end of Lincoln Avenue (at 905 Lincoln Avenue), northeast of the Highway 101 Vineyard exit,

within the community of Templeton. The site is in the Salinas River sub-area of the North County planning area. Also be considered is approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2015-00028
Supervisorial District: 1
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 040-288-044
Date Accepted: 9/29/2015
Recommendation: Approval

4. A request by **DARRYL FREEDMAN** for a Minor Use Permit/Coastal Development Permit (DRC2011-00015) to allow remodeling of an existing residence including an 82 square foot first floor addition, a 366 square foot garage replacement and a 501 square foot second story addition. The total resulting gross structural area proposed is 1,759 square feet. The project will result in approximately 200 square feet of site disturbance within an approximately 3,320 square foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 3390 Studio Drive, on the west side of Studio Drive, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the Environmental Document. Class 1 and Class 3 categorical exemptions were issued for this application.

County File Number: DRC2011-00015
Supervisorial District: 2
Project Manager: Terry Wahler

Assessor Parcel Number: 064-422-005
Date Accepted: September 25, 2015
Recommendation: Approval

5. A request by **EDWARD MCQUARRIE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00138) to allow for the construction of a 768 square foot living area addition and remodel to an existing 2,079 square foot two story single family residence, and construction of approximately 960 square feet of new decking, including a 150 square-foot roof deck located over the rear addition on the southwest corner of the residence. The project will result in the disturbance of approximately 1,100 square feet on a 6,135 square-foot parcel. The project requires the purchase of 379 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 1745 Newhall Avenue, approximately 850 feet southwest of the intersection with Saint James Road, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00138
Supervisorial District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 023-161-021
Date Accepted: September 10, 2015
Recommendation: Approval

6. A request by **MARGARET SCARRONE** for a Minor Use Permit/Coastal Development Permit (DRC2014-00008) to allow the construction of a: 1) 620 square-foot living area addition on the first and second floor of an existing single family residence; 2) new 212 square-foot attached garage; and 3) new 265 square-foot second floor deck floor. The project will result in the disturbance of approximately 1,400 square feet on a 5,000 square foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 90 7th Street, approximately 150 feet southwest of Ocean Street, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00008
Supervisorial District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-146-022
Date Accepted: June 4, 2015
Recommendation: Approval

7. A request by the **LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00133) to allow for the construction two parking areas, restroom and picnic facilities, an ADA accessible trail and multi-use trails to accommodate visitors to the 880 acre Pismo Preserve conservation area. The proposal includes an exception to Coastal Zone Land Use Ordinance Section 23.04.163(a) to allow parking within the 10-foot front setback. The proposed project will result in the disturbance of approximately 3.5 acres and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) on the 880-acre site in the Rural Lands land use category. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres. The project site is bordered by Mattie Road and Highway 101 to the west, Thousand Hills Road to the east, the Pismo Beach city limits (Pismo Heights neighborhood) to the south, and the Pismo Beach city limits and developed rural lands to the north. The site is in the San Luis Bay (Coastal) planning area, and San Luis Bay (Inland) sub-area of the South County planning area. Also to be considered is the environmental document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 8, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, and Land Use and are included as conditions of approval.

County File Number: DRC2014-00133
Supervisory District: 3
Project Manager: Stephanie Fuhs

APN(s): 079-241-013, 079-241-002, 079-231-002
Date Accepted: August 27, 2015
Recommendation: Approval

8. A request by **VERIZON WIRELESS & CITY OF ARROYO GRANDE** for a Minor Use Permit (DRC2014-00108) to allow the construction and operation of an unmanned wireless communications facility, consisting of 12 new 6' tall panel antennas mounted on top of an existing 25' tall water storage tank (top of antennas extend to a height of 33'-5" above ground level), 12 new Remote Radio Units (RRUs) mounted behind the panel antennas, ground equipment within a new 11'-6" x 16'-10.5" pre-fabricated equipment shelter, a new 132 gallon diesel standby generator, and installation of appurtenant mounting brackets, equipment, and hardware. The proposed project will result in approximately 200 square feet of site disturbance on a 0.59-acre parcel in the Residential Suburban land use category. The project site is located on an existing water storage tank at 805 Stagecoach Road, at the intersection with Via El Cielo Road, approximately ½-mile northeast of the Arroyo Grande city limits. The site is in the San Luis Bay sub-area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2014-00108
Supervisory District: 4
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 047-126-01
Date Accepted: 8/11/2015
Recommendation: Approval

9. A request by **LUIS & CRISTI ANDRADE** for a Minor Use Permit (DRC2014-00136) to construct a 1,300 square-foot single story manufactured home on an existing 13,312 square-foot parcel. There is an existing residence (1,038 sq.ft.) and a detached garage (400 sq.ft.) on the subject site with access from 19th Street. The proposed manufactured home will be a second residence on the parcel and will be accessed from Paso Robles Street. The project site is within the Residential Multi Family land use category and is located at 1915 Paso Robles Street, at the northeast corner of 19th and Paso Robles Street intersection, in the community of Oceano. The site is in the San Luis Bay Inland sub area of the South County planning area. Also to be

considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00136
Supervisory District: 4
Project Manager: Schani Siong

Assessor Parcel Number: 062-087-001
Date Accepted: September 10, 2015
Recommendation: Approval

10. A request by **TEMPLETON FARMS LLC** for a Minor Use Permit (DRC2014-00075) to allow the phased expansion of an existing equestrian facility previously approved under Minor Use Permit (DRC2007-00099). At project completion, the proposed expansion will total 16 acres and will include equestrian related structural and non-structural improvements on an as-needed basis. Structural improvements anticipated include a 49,416 square-foot covered riding arena and other agricultural accessory structures of various sizes and dimensions. Non-structural uses include paddock areas, uncovered riding arenas, and trails. Future structures will be agrarian in nature and consistent with the existing development on the site (equestrian training, breeding, and rehabilitation programs). The project will result in the disturbance of approximately 16 acres on a 53 acre parcel. The proposed project is within the Agriculture land use category and is located at 1799 Templeton Road, approximately 900 feet west of Eureka Lane, east of the community of Templeton. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2014-00075
Supervisory District: 5
Project Manager: Brandi Cummings

Assessor Parcel Number: 034-131-037
Date Accepted: August 17, 2015
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.